

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending Sales in the Hilton Head Association of REALTORS® region increased 9.0 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales increased 32.3 percent.

The overall Median Sales Price fell 0.2 percent to \$549,035. The property type with the largest gain was the Single-Family Homes segment, where prices increased 2.0 percent to \$601,900. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 105 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 168 days.

Market-wide, inventory levels was down 5.1 percent. The property type with the smallest loss was the Condos segment, where the number of properties for sale decreased 1.3 percent. That amounts to 4.1 months of inventory for Single-Family Homes and 5.8 months of inventory for Condos.

Quick Facts

+ 32.3%

Price Range with
Strongest Sales:
\$250,001 to \$350,000

+ 16.6%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 9.8%

Property Type With
Strongest Sales:
Single-Family Homes

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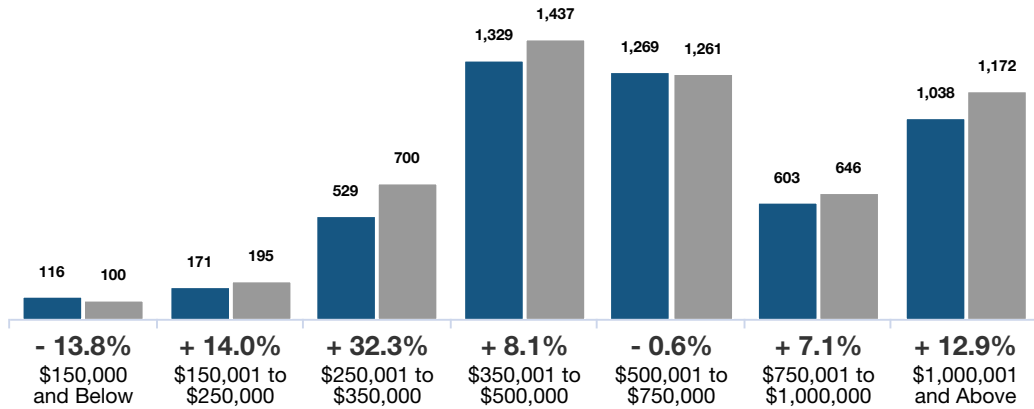
Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



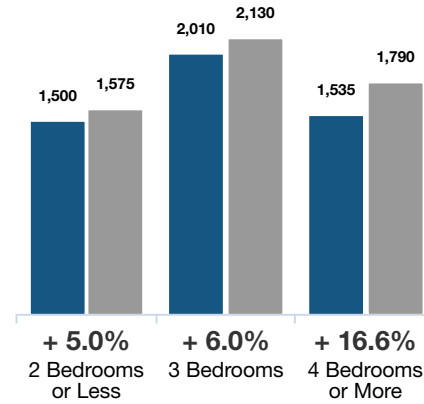
By Price Range

■ 5-2025 ■ 5-2026



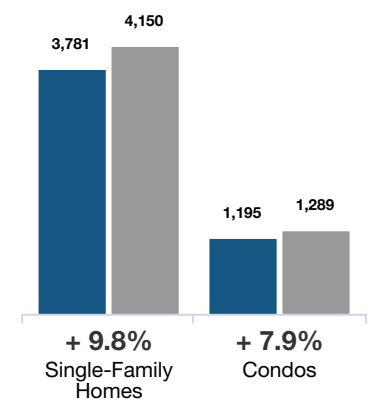
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	116	100	- 13.8%	30	21	- 30.0%	12	14	+ 16.7%
\$150,001 to \$250,000	171	195	+ 14.0%	54	44	- 18.5%	115	149	+ 29.6%
\$250,001 to \$350,000	529	700	+ 32.3%	261	378	+ 44.8%	268	321	+ 19.8%
\$350,001 to \$500,000	1,329	1,437	+ 8.1%	1,057	1,155	+ 9.3%	271	282	+ 4.1%
\$500,001 to \$750,000	1,269	1,261	- 0.6%	978	971	- 0.7%	290	289	- 0.3%
\$750,001 to \$1,000,000	603	646	+ 7.1%	468	519	+ 10.9%	134	124	- 7.5%
\$1,000,001 and Above	1,038	1,172	+ 12.9%	933	1,062	+ 13.8%	105	110	+ 4.8%
All Price Ranges	5,055	5,511	+ 9.0%	3,781	4,150	+ 9.8%	1,195	1,289	+ 7.9%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	1,500	1,575	+ 5.0%	707	661	- 6.5%	739	869	+ 17.6%
3 Bedrooms	2,010	2,130	+ 6.0%	1,625	1,749	+ 7.6%	364	358	- 1.6%
4 Bedrooms or More	1,535	1,790	+ 16.6%	1,446	1,729	+ 19.6%	86	57	- 33.7%
All Bedroom Counts	5,055	5,511	+ 9.0%	3,781	4,150	+ 9.8%	1,195	1,289	+ 7.9%

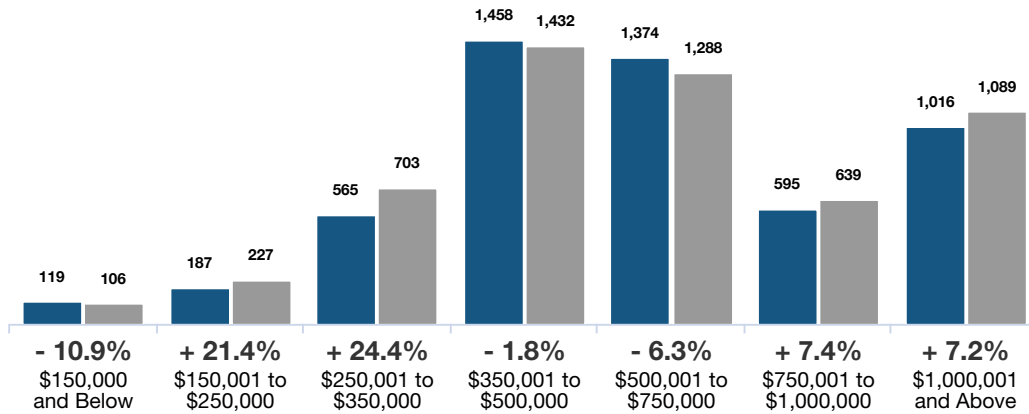
Closed Sales

A count of the actual sales that closed. **Based on a rolling 12-month total.**



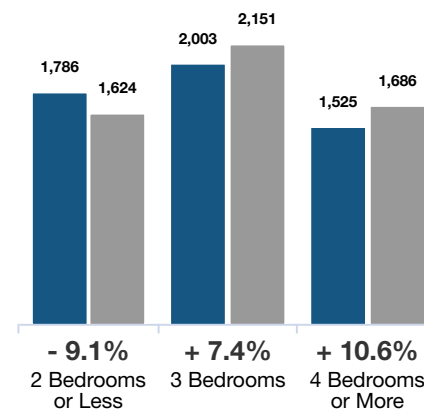
By Price Range

■ 5-2025 ■ 5-2026



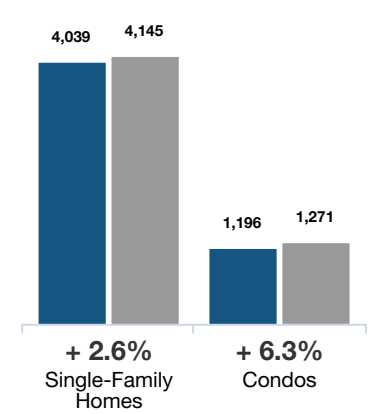
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	119	106	- 10.9%
\$150,001 to \$250,000	187	227	+ 21.4%
\$250,001 to \$350,000	565	703	+ 24.4%
\$350,001 to \$500,000	1,458	1,432	- 1.8%
\$500,001 to \$750,000	1,374	1,288	- 6.3%
\$750,001 to \$1,000,000	595	639	+ 7.4%
\$1,000,001 and Above	1,016	1,089	+ 7.2%
All Price Ranges	5,314	5,484	+ 3.2%

Single-Family Homes

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	1,786	1,624	- 9.1%
3 Bedrooms	2,003	2,151	+ 7.4%
4 Bedrooms or More	1,525	1,686	+ 10.6%
All Bedroom Counts	4,039	4,145	+ 2.6%

Condos

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	32	26	- 18.8%
\$150,001 to \$250,000	54	50	- 7.4%
\$250,001 to \$350,000	274	400	+ 46.0%
\$350,001 to \$500,000	1,204	1,157	- 3.9%
\$500,001 to \$750,000	1,089	1,015	- 6.8%
\$750,001 to \$1,000,000	472	509	+ 7.8%
\$1,000,001 and Above	914	988	+ 8.1%
All Price Ranges	4,039	4,145	+ 2.6%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	1,786	1,624	- 9.1%
3 Bedrooms	2,003	2,151	+ 7.4%
4 Bedrooms or More	1,525	1,686	+ 10.6%
All Bedroom Counts	5,314	5,484	+ 3.2%

By Price Range	5-2025	5-2026	Change
\$150,000 and Below	11	18	+ 63.6%
\$150,001 to \$250,000	132	176	+ 33.3%
\$250,001 to \$350,000	291	302	+ 3.8%
\$350,001 to \$500,000	254	274	+ 7.9%
\$500,001 to \$750,000	284	272	- 4.2%
\$750,001 to \$1,000,000	122	128	+ 4.9%
\$1,000,001 and Above	102	101	- 1.0%
All Price Ranges	1,196	1,271	+ 6.3%

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	972	729	- 25.0%
3 Bedrooms	1,619	1,784	+ 10.2%
4 Bedrooms or More	1,448	1,621	+ 11.9%
All Bedroom Counts	4,039	4,145	+ 2.6%

Days On Market Until Sale

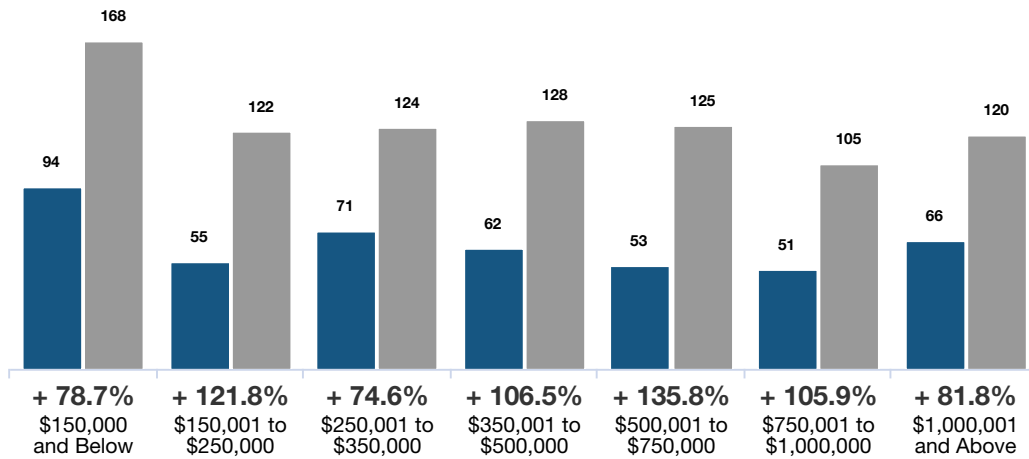
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



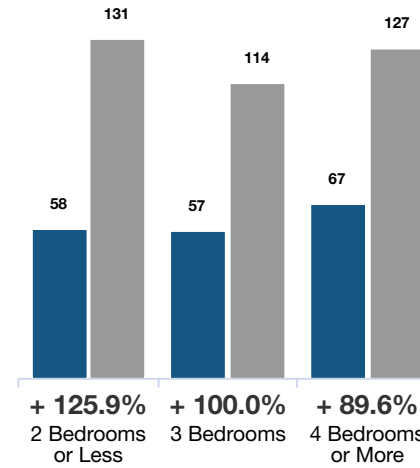
By Price Range

■ 5-2025 ■ 5-2026



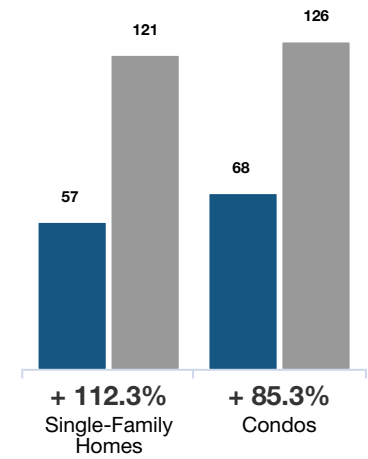
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	94	168	+ 78.7%	63	176	+ 179.4%	39	99	+ 153.8%
\$150,001 to \$250,000	55	122	+ 121.8%	62	95	+ 53.2%	47	131	+ 178.7%
\$250,001 to \$350,000	71	124	+ 74.6%	55	117	+ 112.7%	86	134	+ 55.8%
\$350,001 to \$500,000	62	128	+ 106.5%	59	125	+ 111.9%	72	141	+ 95.8%
\$500,001 to \$750,000	53	125	+ 135.8%	47	124	+ 163.8%	74	128	+ 73.0%
\$750,001 to \$1,000,000	51	105	+ 105.9%	51	107	+ 109.8%	50	94	+ 88.0%
\$1,000,001 and Above	66	120	+ 81.8%	68	122	+ 79.4%	48	99	+ 106.2%
All Price Ranges	60	123	+ 105.0%	57	121	+ 112.3%	68	126	+ 85.3%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	58	131	+ 125.9%	41	128	+ 212.2%	74	129	+ 74.3%
3 Bedrooms	57	114	+ 100.0%	57	113	+ 98.2%	60	121	+ 101.7%
4 Bedrooms or More	67	127	+ 89.6%	67	127	+ 89.6%	57	121	+ 112.3%
All Bedroom Counts	60	123	+ 105.0%	57	121	+ 112.3%	68	126	+ 85.3%

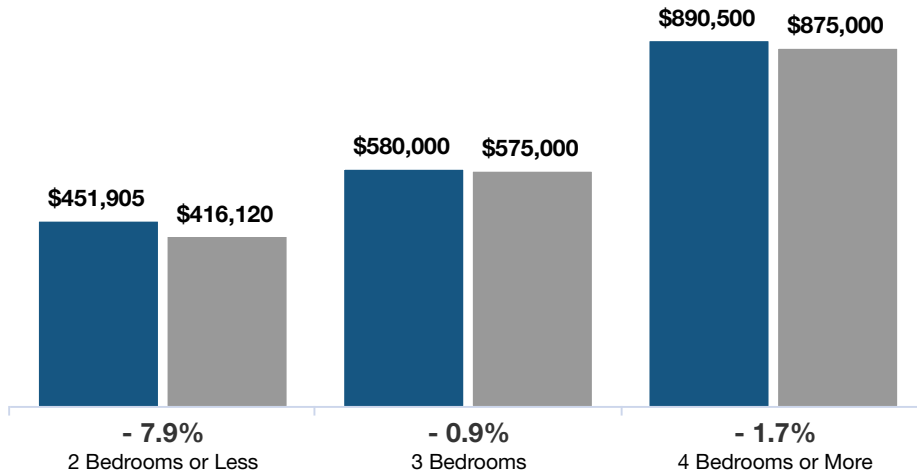
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



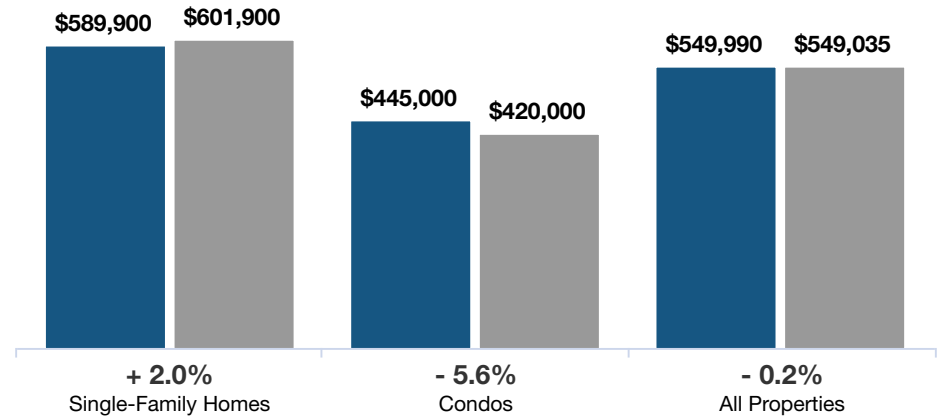
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



All Properties

By Bedroom Count

	5-2025	5-2026	Change
2 Bedrooms or Less	\$451,905	\$416,120	- 7.9%
3 Bedrooms	\$580,000	\$575,000	- 0.9%
4 Bedrooms or More	\$890,500	\$875,000	- 1.7%
All Bedroom Counts	\$549,990	\$549,035	- 0.2%

Single-Family Homes

	5-2025	5-2026	Change
Single-Family Homes	\$479,000	\$460,000	- 4.0%
Single-Family Homes	\$599,950	\$585,000	- 2.5%
Single-Family Homes	\$915,000	\$875,000	- 4.4%
All Single-Family Homes	\$589,900	\$601,900	+ 2.0%

Condos

	5-2025	5-2026	Change
Condos	\$385,000	\$362,500	- 5.8%
Condos	\$500,000	\$558,500	+ 11.7%
Condos	\$712,500	\$829,722	+ 16.5%
All Condos	\$445,000	\$420,000	- 5.6%

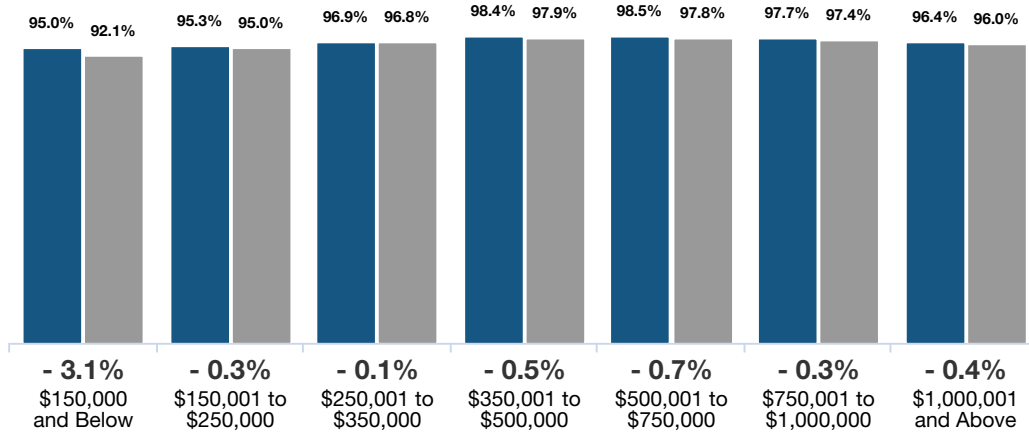
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

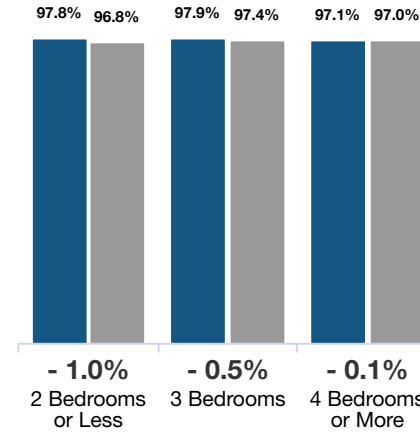
By Price Range

■ 5-2025 ■ 5-2026



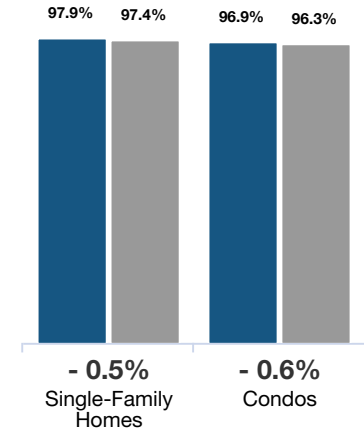
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	95.0%	92.1%	- 3.1%	102.8%	94.2%	- 8.4%	92.3%	88.5%	- 4.1%
\$150,001 to \$250,000	95.3%	95.0%	- 0.3%	94.9%	95.9%	+ 1.1%	95.5%	94.8%	- 0.7%
\$250,001 to \$350,000	96.9%	96.8%	- 0.1%	97.3%	97.2%	- 0.1%	96.5%	96.3%	- 0.2%
\$350,001 to \$500,000	98.4%	97.9%	- 0.5%	98.7%	98.2%	- 0.5%	97.3%	96.7%	- 0.6%
\$500,001 to \$750,000	98.5%	97.8%	- 0.7%	98.8%	98.1%	- 0.7%	97.0%	97.0%	0.0%
\$750,001 to \$1,000,000	97.7%	97.4%	- 0.3%	97.6%	97.4%	- 0.2%	97.8%	97.5%	- 0.3%
\$1,000,001 and Above	96.4%	96.0%	- 0.4%	96.3%	96.0%	- 0.3%	97.8%	96.3%	- 1.5%
All Price Ranges	97.6%	97.1%	- 0.5%	97.9%	97.4%	- 0.5%	96.9%	96.3%	- 0.6%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	97.8%	96.8%	- 1.0%	99.3%	98.0%	- 1.3%	96.5%	96.0%	- 0.5%
3 Bedrooms	97.9%	97.4%	- 0.5%	98.0%	97.5%	- 0.5%	97.4%	97.1%	- 0.3%
4 Bedrooms or More	97.1%	97.0%	- 0.1%	97.0%	97.0%	0.0%	98.0%	96.4%	- 1.6%
All Bedroom Counts	97.6%	97.1%	- 0.5%	97.9%	97.4%	- 0.5%	96.9%	96.3%	- 0.6%

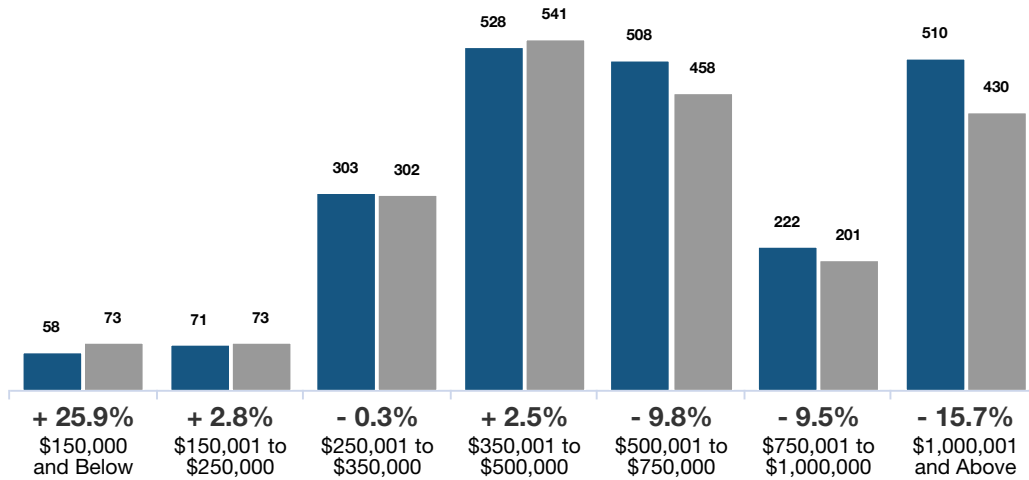
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

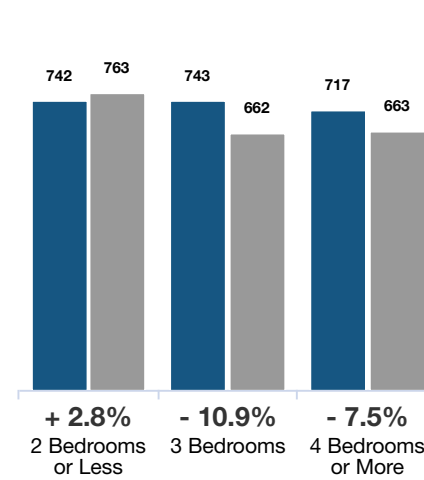
By Price Range

■ 5-2025 ■ 5-2026



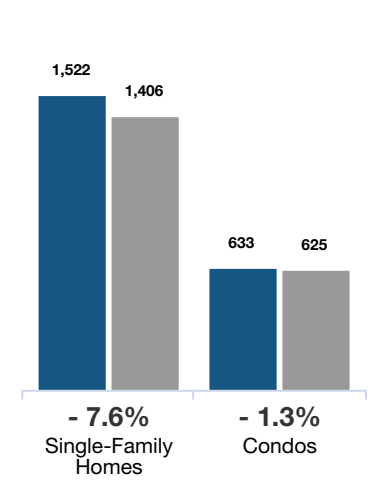
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	58	73	+ 25.9%	9	6	- 33.3%	2	8	+ 300.0%
\$150,001 to \$250,000	71	73	+ 2.8%	12	12	0.0%	59	61	+ 3.4%
\$250,001 to \$350,000	303	302	- 0.3%	106	101	- 4.7%	197	200	+ 1.5%
\$350,001 to \$500,000	528	541	+ 2.5%	384	396	+ 3.1%	144	144	0.0%
\$500,001 to \$750,000	508	458	- 9.8%	357	331	- 7.3%	150	127	- 15.3%
\$750,001 to \$1,000,000	222	201	- 9.5%	185	158	- 14.6%	35	43	+ 22.9%
\$1,000,001 and Above	510	430	- 15.7%	466	389	- 16.5%	44	40	- 9.1%
All Price Ranges	2,205	2,093	- 5.1%	1,522	1,406	- 7.6%	633	625	- 1.3%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	742	763	+ 2.8%	262	249	- 5.0%	438	461	+ 5.3%
3 Bedrooms	743	662	- 10.9%	591	531	- 10.2%	147	123	- 16.3%
4 Bedrooms or More	717	663	- 7.5%	669	621	- 7.2%	45	41	- 8.9%
All Bedroom Counts	2,205	2,093	- 5.1%	1,522	1,406	- 7.6%	633	625	- 1.3%

Months Supply of Inventory

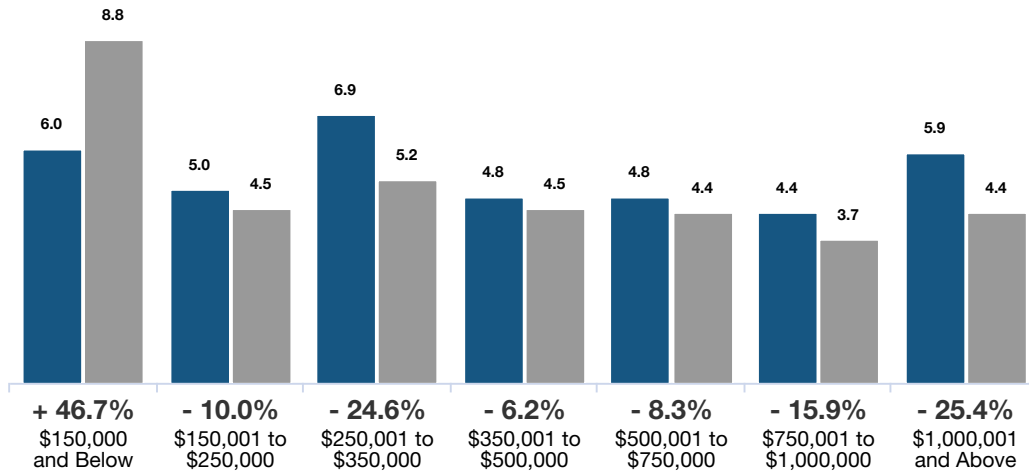


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

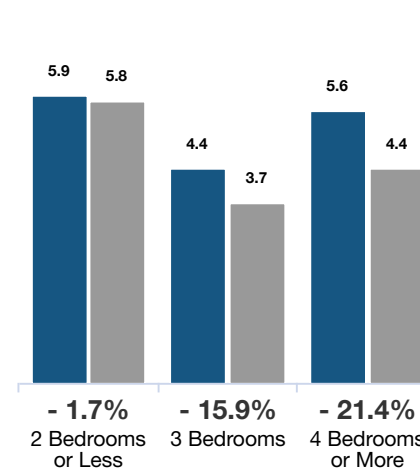
By Price Range

■ 5-2025 ■ 5-2026



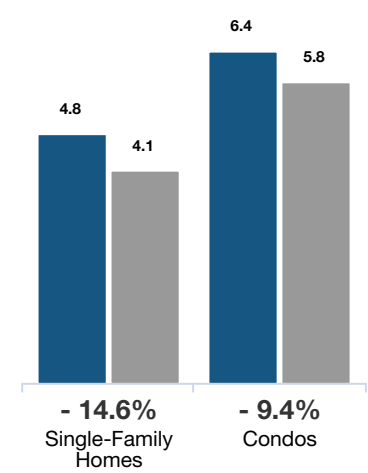
By Bedroom Count

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



	All Properties			Single-Family Homes			Condos		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$150,000 and Below	6.0	8.8	+ 46.7%	3.6	2.9	- 19.4%	0.8	4.6	+ 475.0%
\$150,001 to \$250,000	5.0	4.5	- 10.0%	2.7	3.0	+ 11.1%	6.2	4.9	- 21.0%
\$250,001 to \$350,000	6.9	5.2	- 24.6%	4.9	3.2	- 34.7%	8.8	7.5	- 14.8%
\$350,001 to \$500,000	4.8	4.5	- 6.2%	4.4	4.1	- 6.8%	6.4	6.1	- 4.7%
\$500,001 to \$750,000	4.8	4.4	- 8.3%	4.4	4.1	- 6.8%	6.2	5.3	- 14.5%
\$750,001 to \$1,000,000	4.4	3.7	- 15.9%	4.7	3.7	- 21.3%	3.1	4.2	+ 35.5%
\$1,000,001 and Above	5.9	4.4	- 25.4%	6.0	4.4	- 26.7%	5.0	4.4	- 12.0%
All Price Ranges	5.2	4.6	- 11.5%	4.8	4.1	- 14.6%	6.4	5.8	- 9.4%
By Bedroom Count	5-2025	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
2 Bedrooms or Less	5.9	5.8	- 1.7%	4.4	4.5	+ 2.3%	7.1	6.4	- 9.9%
3 Bedrooms	4.4	3.7	- 15.9%	4.4	3.6	- 18.2%	4.8	4.1	- 14.6%
4 Bedrooms or More	5.6	4.4	- 21.4%	5.6	4.3	- 23.2%	6.3	8.6	+ 36.5%
All Bedroom Counts	5.2	4.6	- 11.5%	4.8	4.1	- 14.6%	6.4	5.8	- 9.4%